



 Holters

50 Pavilion Court, Newtown, SY16 1EA

Offers in the region of £210,000



Holters
Local Agent, National Exposure

50 Pavilion Court, Newtown, SY16 1EA

50 Pavilion Court is a 3 bed end terrace property situated in a convenient central location in Newtown. The property offers scope for modernisation, allowing buyers to personalise to their own taste, making it ideal for first-time buyers or investors. Further benefits include a low maintenance garden, off-road parking and no upward chain.

- Well-Maintained End Terrace Home
- Dual Aspect Living Room
- Off Road Parking
- Council Tax Band C
- Scope for modernisation
- Shower Room with wash basin & WC
- No Upward Chain
- Spacious Kitchen/Dining Room
- Low Maintenance Gardens
- Central Newtown Location

The Property

Holters are delighted to bring to market this three bedroom end of terrace home at 50 Pavilion Court, Newtown, set on a generous corner plot in a popular residential area. Offered with no onward chain, this is a property that deserves a proper look.

The accommodation is arranged over two floors and is deceptively spacious throughout. On the ground floor, the living room is a generous and well-proportioned space, with sliding doors leading out to the rear garden. The kitchen/dining room is a generous and versatile space, perfect for family life, with plenty of room for both cooking and everyday dining. There is also a ground floor WC.

Upstairs, the landing gives access to three bedrooms. Bedroom one is a large double with a lovely outlook. Bedroom two is also a comfortable double with built-in storage, and bedroom three, also with built-in storage, would make an ideal single bedroom, nursery or home office. The family bathroom completes the

first floor accommodation.

Outside, the corner plot provides a larger than average garden for a property of this type, with a covered seating area directly off the kitchen, a lawned area, a useful outbuilding and a shed. There is gated side access and a small front garden. Solar panels are installed on the roof, a welcome addition for any new owner.

The property is in need of some updating throughout and offers real potential for those looking to put their own stamp on a well-sized home in a convenient location. With generous room sizes, a corner plot and no onward chain, 50 Pavilion Court represents a genuinely exciting opportunity in Newtown.

The Location

Newtown (Y Drenewydd) is the largest town in Powys, lying in the heart of Mid Wales and surrounded by hills and open countryside.

As a well-established market town, Newtown offers a wide range of services, schools and leisure facilities, making it a practical and

popular choice for everyday living. The town has a strong educational offering, including a number of primary schools and Newtown High School and Sixth Form, which is well regarded locally. Post-16 and vocational education is available at Coleg Powys, providing further learning opportunities close to home.

Day-to-day needs are well served, with a mix of independent shops, supermarkets, cafés, restaurants and public houses, alongside medical facilities and other essential services. Cultural and leisure amenities include Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum, contributing to an active and well-supported town centre.

For those who enjoy sport and outdoor activity, the surrounding countryside offers excellent walking and cycling routes, while the town itself is home to a wide range of sports clubs, gyms and recreational facilities. Newtown AFC is based at Latham Park, and there are established clubs for rugby, cricket,



tennis and other sports.

Newtown is well connected, with a mainline railway station providing regular services along the Cambrian Line, as well as local bus routes and coach services, making it a practical base for commuting and wider travel.

Services

We are informed the property is connected to all mains services.

Heating

The property has electric storage heaters

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

What3Words

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Nearest Towns/Cities

- Llanfair Caereinion - 11 Miles
- Llanidloes - 13 Miles
- Welshpool - 14 Miles
- Knighton - 21 Miles
- Llandrindod Wells - 24 Miles
- Machynlleth - 28 Miles
- Shrewsbury - 32 Miles
- Aberystwyth - 42 Miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessor and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



